

DELEGATED REPORT

Application No:	P/25/0335
Site Address:	Trinity Chapel Wesley Place Merthyr Vale Merthyr Tydfil CF48 4RS
Development:	Erection of a freestanding roof canopy over an existing sports enclosure.
Case Officer:	Gareth Davies
Site Visit:	22nd December 2025
Application Expiry Date:	10th February 2026
Consultation reply date expired:	7th January 2026

APPLICATION SITE

The application site is located toward the southern (higher) end of Wesley Place slightly to the north of its forked junction with Cardiff Road. An unnamed service lane also lies to the west of the site at a much lower level servicing the properties at Wesley Place and Hillview Terrace. The application site is an enclosed sports court of approximately 0.05 hectare, established in the late 1990's with pedestrian access only from the Wesley Place frontage. The floor of the sports court lies below the road at a similar level to the ground floor of properties either side of it and is approximately 1 storey above the unnamed rear lane. The court has a permanent surface and floodlighting.

PROPOSED DEVELOPMENT

The planning application seeks planning permission for the erection of a paddle court canopy over the sports court. The canopy will cover a floor area of 18.27m x 12.515m and will be supported off a galvanised steel frame. The canopy will be open on all sides and stand 2.996m at the eaves and 6.239m at the highest part of its barrel-vaulted roof. The roof covering will be a tensile membrane.

PLANNING HISTORY

P/97/0209 – removal of condition 1 of planning permission P/96/0440 to allow fencing around astroturf pitch to be permanently erected. Approved 24th July 1997.

P/96/0440 – Change of use from derelict garden to astroturf pitch. Approved 20th December 1996

CONSULTATION

Head of Engineering and Highways – No objections

Council Ecologist – No response received.

Environmental Health Manager – No response received.

Parks Division – No objection

Natural Resources Wales – No objection

Dwr Cymru Welsh Water – No objection

South Wales Fire & Rescue Service – No objection

PUBLICITY

In accordance with the Town & Country Planning (General Development Procedure) (Wales) Order 2012 site notices were displayed in the vicinity of the site on 22nd December 2025 and neighbour notification letters sent to nearby residents on 17th December 2025.

No objections or observations have been received as a result of the consultation exercise.

PLANNING POLICY

Future Wales: The National Plan 2040 (February 2021)

Future Wales provides guidance on matters relevant to this application, including, but not limited to:

- Policy 1: Where Wales will grow.
- Policy 2: Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 33 – National Growth Area – Cardiff, Newport, and the Valleys,

Planning Policy Wales (Edition 12, February 2024)

Planning Policy Wales provide guidance on matters relevant to this application, namely:

- Placemaking in Action: Good Design Making Better Places
- Strategic Placemaking: Previously Developed Land
- Active and Social Places: Living in a Place
- Distinctive and Natural Places: Recognising the Special Characteristics of Places
- Distinctive and Natural Places: Recognising the Environmental Qualities of Places.

The Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016 - 2031)

The relevant LDP Objectives are:-

- LDP Objective 4 Regeneration: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.

- LDP Objective 6 Sustainable Design: To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.
- LDP Objective 7 Transport: To support an integrated transport system, promote active travel and ensure new developments are accessible by walking, cycling and public transport links.
- LDP Objective 10 Biodiversity: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.

The following development plan policies would apply:-

- Policy SW4: Settlement Boundaries
- Policy SW11: Sustainable Design and Placemaking
- Policy EnW4: Environmental Protection

The following supplementary planning guidance is applicable:-

- Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 4: Sustainable Design (July 2013)
- Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 5: Nature and Development (May 2015)

PLANNING CONSIDERATIONS

The key determining factors in this application are compliance with planning policy, the visual impact of the proposed development, and the impact of the proposals on residential amenity.

Planning Policy/Principle of Development.

The application site lies within the settlement limits as defined by Local Development Plan Policy SW4 within the “other Growth Area” where new development is encouraged. As such there is a general presumption in favour of new development subject to any proposals satisfying other policy requirements and development management principles.

Visual Impact

The design of the proposed canopy is not what would typically be found within a residential area. That said, it is a lightweight construction and as long as the membrane roof is of a suitably recessive colour the proposal will not adversely impact the appearance of the area to a point that it would warrant refusal of this application. Subject to conditions requiring the agreement of the colour of the canopy being agreed with the Local Planning Authority prior to its installation the proposals are considered to comply with the requirements of Replacement Local Development Plan Policy SW11 inasmuch as it relates to this issue.

Residential Amenity

The use of the premises as a small-scale sports facility has been established since the late 1990's. Additionally the facility already benefits from floodlighting and there is no intention to alter that. The former Trinity chapel building and the house either side of the

court have no windows that directly overlook the facility. One commercial building off the unmade lane to the rear of the court has one apparently obscurely glazed window facing the court. Given the that the properties nearest to the court do not directly overlook the facility the canopy could only have limited impact on the residential amenity currently afforded. Additionally, in terms of its scale height and massing it is considered to comply with the requirements of Local Development Plan Policy SW11.

The provision of a canopy will also though make the court available for use during all weather conditions meaning its use has the potential to increase. The facility will not be staffed and will operate on a booking system where customers will be provided with an access code for use. Only when the court has been pre booked can it be used. The works will facilitate the use of the premises as a paddle ball court which with the booking system would mean that at anyone time there would only be a maximum of four people on court. No hours of operation are suggested in the application form or in the supporting documentation and given that the use already exists it would not be appropriate to impose such a restriction now particularly as no restriction was imposed on the original planning permissions in the 1990's.

Given the above it is considered that the proposed development is compliant with the requirements of Replacement Local development Plan Policy SW11 in as far as the issue of residential amenity is concerned.

Other Matters

The proposed development would in essence have little or no impact on the transport network or how it is used. That said, the site lies on a bus route and close to the Merthyr Vale Railway Station which means it is accessible by sustainable forms of transport.

Historically, the site has not been the source of noise nuisance and in the case of this application Environmental Health have not raised any concern that the proposed development could make matters worse.

The application has not been supported with a Green Infrastructure Statement, and the proposed plans do not include any indication that the site could deliver any net biodiversity benefit. However, given the nature of the site which is currently a hard surfaced sports court, the structure proposed and the intended use, it is not considered expedient or even appropriate to pursue such improvements via the application of conditions to the planning permission.

Dwr Cymru Welsh Water have requested a condition requiring that no increase in the roof area of the building or impermeable surfaces should be allowed to discharge directly or indirectly to the public sewerage system. The site is already hard surfaces, and it is only the court that will be covered so theoretically at least there should be no increase in the discharge of surface waters.

CONCLUSIONS

The proposed development is acceptable in principle and in terms of its potential effects on visual and general amenity which are the key determinants in this case. Otherwise, the proposals are considered acceptable and consequently a positive recommendation is made.

The duty to improve the economic, social, environmental, and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

RECCOMENDATION: BE APPROVED subject to the following **CONDITIONS**.

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents: -

- Plans and Elevations drawing no. A108.

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

3. Prior to its installation, details of the colour and finish of the canopy roof membrane shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full.

Reason - In the interests of visual amenity and the character of the area in accordance with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 03.02.2026